

LEND LEASE

WESTPAC FIT-OUT DESIGN

ACCESS REVIEW

Morris-Goding Accessibility Consulting

FINAL v2

21st November 2012

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1. EXECUTIVE SUMMARY

This Access Review Report is submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of the State Significant Development (SSD) Development Application for the Westpac fit-out (commercial office Levels 1-28) of Commercial Building C4.

The Access Review Report is a key element in the fit-out of Westpac and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that ingress and egress, paths of travel; circulation areas, toilets and car parking comply with relevant statutory guidelines.

In general, the development has accessible paths of travel that are continuous throughout. In line with the reports recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access, accessible parking and accessible sanitary facilities, can be readily achieved.

The recommendations in this report are associated with detailed design. These recommendations should be addressed prior to construction certificate.

The main recommendations that have arisen from the access review include:

- (i) Ensure quiet rooms (levels 02 and 04-26), have suitable turning areas of minimum 1550mm diameter, areas after furniture has been placed to allow a person in a wheelchair to perform 180 degree turns compliant with AS1428.1:2009.
- (ii) Provide an accessible path of travel to the back of the Auditorium on level 01. Currently only accessible via stairs; a passenger lift may be required to ensure compliance with DDA Premises Standards.
- (iii) Provide 1 unisex accessible toilet near the level 1 Concierge desk, in accordance with BCA, Table F2.4 (a) and the DDA Premises Standards. This requires 2300mm x 1900mm clear area around pan with basin to sit outside the area (max. encroachment of 100mm at basin front) compliant with AS1428.1.
- (iv) Provide 1 accessible shower near the level 1 Concierge desk with minimum dimensions 1160mm wide x 1060mm long in accordance with the AS1428.1. Ensure there is an unobstructed circulation area of 1600mm x 1400mm outside the shower cubicle. Alternatively, ensure a combined circulation area of 1600mm x 2350mm compliant with AS1428.1:2009. Accessible shower requires:
- (v) Ensure at least 1 additional toilet cubicle in that area is to be designed as an ambulant cubicle in accordance with AS1428.1:2009 and the DDA Premises Standards.

2. INTRODUCTION

2.1. General

Land Lease has engaged Morris-Goding Accessibility Consulting, to provide a design review of the proposed fit out of Westpac located within the C4 Wharf Tower of Barangaroo South.

The requirements of the investigation are to:

- Review supplied drawings of the proposed development (drawings no: DA01 [rev C], DA02 [rev D], DA03 [rev C], DA04 [rev C], DA05 [rev C], DA06 [rev C], DA07091113 [rev C], DA081012 [rev C], DA14 [rev C], DA15 [rev B], DA17 [rev C], DA18202224 [rev C], DA19212325 [rev C], DA26 [rev C], DA27 [rev C] and DA28 [rev C]),
- Provide a report that will analyse the provisions of disability design of the development, and
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA) and AS 1428 series.

2.2. Objectives

The report considers user groups such as staff, students and visitors. The Report attempts to deliver equality, independence and functionality to people with disabilities inclusive of:

- ✘ People with sensory impairment (hearing and vision)
- ✘ People with mobility impairments (ambulant and wheelchair)
- ✘ People with dexterity impairments

The Report seeks to provide compliance with the DDA. In doing so, the Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.3. Statutory Requirements

The following standards are to be used to implement the Report:

- AS 1428.1 - (80% of people with disabilities accommodated)
- AS 1428.2 - (90% of people with disabilities), where relevant
- AS 1735.12 - (Lifts, Escalators, & Moving Walks)
- BCA - Building Code of Australia
- DDA - Disability Discrimination Act
- City of Sydney Access DCP 2004

3. PATHS OF TRAVEL

3.1. General

The paths of travel within the office floor plates have appropriate circulation areas for wheelchair manoeuvrability compliant with AS1428.1:2009 and the DDA Premises Standards.

The lift lobbies on all levels of the development have ample circulation space to allow two wheelchair users to pass each other compliant with AS1428.1:2009 and the DDA Premises Standards.

In general, corridors within the offices have suitable circulation areas to allow a person in a wheelchair to perform 90° turns in an equitable manner compliant with AS1428.1:2009.

The main paths of travel throughout the development are level and have appropriate clearances that are generally wide enough (at least 1800mm) to allow two wheelchair users to pass each other in accordance with AS1428.1:2009 and the DDA Premises Standards.

The ends of the corridors on all floors have suitable width (at least 1550mm) to allow 2 wheelchairs users to perform 180° turns. There are appropriate passing bays suitable for wheelchair users to pass one another.

It is assumed that the majority of the furniture will be portable to allow for future workplace adjustments to create appropriate circulation spaces for a person using a wheelchair.

Recommendations:

- (i) Ensure all furniture is portable/moveable to ensure suitable circulation areas between workspaces.
- (ii) Ensure quiet rooms (levels 02 and 04-26), have suitable turning areas of minimum 1550mm diameter, areas after furniture has been placed to allow a person in a wheelchair to perform 180 degree turns compliant with AS1428.1:2009.

3.2. Doors

In general, doors leading into common areas and offices have a minimum 850mm clear width compliant with AS1428.1:2009 and the DDA Premises Standards.

Doors have suitable clearances to achieve appropriate circulation requirements compliant with AS1428.1:2009 and the DDA premises Standards.

Recommendations:

- (i) The following doors require greater clear width to ensure 850mm min. (generally 920mm door leaf) to comply with AS1428.1:
 - Level 01, UAT hinged door (grid ref. C07): currently 830mm;
 - Level 02, UAT hinged door (grid ref. C07): currently 820mm; and
 - Level 02, stair dual-hinged entry door (grid ref. A02): currently 820mm.
- (ii) The following hinged doors require greater latch side clearance to ensure 530mm min. width on latch side (door opens toward user) to comply with AS1428.1:

- Level 03, Office lobby (grid ref. C05): currently 510mm;
 - Level 03, Office lobby (grid ref. C06): currently 510mm;
 - Level 03, Innovation Pods/Project Space (grid ref. C06): currently none;
 - Level 03, Innovation Pods/Project Space (grid ref. C07): currently none;
 - Level 27, Meeting Rooms (east and western façade and internal sliding doors);
 - Level 27, Bar (grid ref. D04): currently none; and
 - Level 28, Meeting Rooms (east and western façade and internal sliding doors).
- (iii) Ensure the Auditorium hinged entry doors (grid ref. B07 and B08) have a minimum 510mm internal latch side clearance to comply with AS1428.1. Currently 140mm.
- (iv) Ensure the level 28 Meeting Room (grid ref. D03) has a 1670mm door depth to allow wheelchair manoeuvrability in accordance with AS1428.1:2009 (currently 700mm).

3.3. Lift

There is a dedicated passenger lift on level 1 which provides an accessible path of travel from the foyer lobby to the level 1 Concierge desk suitable in accordance with the DDA Premises Standards and the City of Sydney DCP.

The passenger lift has internal dimension of 1400mm wide by 2150mm long which is appropriate according to the DDA Premises Standards.

Recommendation:

- (i) Lift car components (grabrail, control buttons, lighting) to comply with AS1735.12.

3.4. Internal Stairs

There are internal stairs leading to the Auditorium on level 01, as well as internal circulation stairs providing access between 01-02, 02-03, 05-26, 18-25, 26-27 and 27-28 shown indicatively on the drawings within the building fit-out area. The stairs are to be done by others.

Recommendation:

- (i) Provide an accessible path of travel to the back of the Auditorium on level 01. Currently only accessible via stairs; a passenger lift may be required to ensure compliance with DDA Premises Standards.

3.5. Auditoriums

There is an auditorium located on level 1 of the building with 215 proposed fixed seating areas.

From the lift lobby area, there is a suitable accessible path of travel to the auditorium compliant with AS1428.1:2009 and the DDA Premises Standards.

It is currently unclear from the drawings if this area is to have tiered seating. No wheelchair seating spaces have been identified.

Recommendations:

- (i) Provide 5 wheelchair seating spaces within the auditorium with at least 1 single space and no less than 1 group of 2 spaces.
- (ii) Ensure wheelchair seating spaces are designed in accordance with AS1428.1:2009, fig.54.

3.6. Terraces and Balconies

There are external terrace areas on the eastern and western wing of the building. An accessible path of travel to all staff balconies (levels 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25 and 27) and the terraces on level 3, 4, 5 and 17 is achievable in accordance with the DDA Premises Standards.

Recommendation:

- (i) If the terrace areas are to be accessible by staff/the public, ensure a suitable accessible path of travel compliant with AS1428.1:2009.

3.7. Meeting Rooms and Offices

There are building meeting rooms and offices within the office floors of the development. From the central paths of travel throughout the open plan office areas, there is an accessible path of travel to all

In general, meeting rooms and offices have suitable clearances to allow a person in a wheelchair to manoeuvre in a dignified and equitable manner compliant with AS1428.1:2009 and the DDA Premises Standards.

4. SANITARY FACILITIES

4.1. Accessible Toilets and Shower

There are additional WCs and showers provided on level 1 near the Concierge desk.

From the lift lobby areas, there is a suitable continuous path of travel to the sanitary facilities located adjacent to the Concierge desk. Entry is via an 880mm clear width pivot door with suitable latch side clearance compliant with AS1428.1:2009. The corridor has suitable clearances to allow a person in a wheelchair to perform 180° turns compliant with the DDA Premises Standards and for suitable wheelchair side approach to WCs and shower compartments in accordance with AS1428.1:2009

No accessible sanitary facilities have currently been provided.

Recommendations:

- (i) Provide 1 unisex accessible toilet near the level 1 Concierge desk, in accordance with BCA, Table F2.4 (a) and the DDA Premises Standards. This requires 2300mm x 1900mm clear area around pan with basin to sit outside the area (max. encroachment of 100mm at basin front) compliant with AS1428.1.
- (ii) Provide 1 accessible shower near the level 1 Concierge desk with minimum dimensions 1160mm wide x 1060mm long in accordance with the AS1428.1. Ensure there is an unobstructed circulation area of 1600mm x 1400mm outside the shower cubicle. Alternatively, ensure a combined circulation area of 1600mm x 2350mm compliant with AS1428.1:2009. Accessible shower requires:
- (iii) Ensure at least 1 additional toilet cubicle in that area is to be designed as an ambulant cubicle in accordance with AS1428.1:2009 and the DDA Premises Standards.

5. AMENITIES AND FACILITIES

5.1. Kitchenettes and Tea Points

Kitchenettes and tea points have suitable 1550mm diameter turning areas suitable for a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009.

5.2. Utility Areas

Recommendation:

- (i) Provide 1550mm diameter in front of utility areas, compactuses and lockers to allow a person in a wheelchair to perform 180° turns compliant with AS1428.1:2009.

5.3. Hearing Augmentation

Recommendation:

- (i) Provide hearing augmentation in meeting rooms, auditorium, service counters and reception if an inbuilt amplification system is installed (except one used for emergency warning systems only);

5.4. Lighting

Recommendation:

- (i) In general the maintenance illumination levels should be 150 lux for paths of travel, corridors and stairs. Ensure all lighting levels comply with AS1680

5.5. Signage

Recommendation:

- (i) Signage to comply with BCA part D3.6.